

# **COLCHESTER PLANNING COMMISSION**

## **MINUTES OF THE MEETING**

**SEPTEMBER 15, 2009**

**PRESENT:** Tom Mulcahy, Peter Larrabee, Rich Paquette and Pam Loranger

**ALSO PRESENT:** Sarah Hadd, Town Planner

### **1. Call to Order**

T. Mulcahy called the meeting to order at 7:00 p.m.

### **2. Review of Shipman Hill Neighborhood**

The Commission and S. Hadd continued their discussion and review of the existing zoning of the Shipman Hill neighborhood. S. Hadd highlighted 17 parcels noting that the majority of them are zoned Agricultural. Eight of the 17 parcels are currently non-conforming in the Agricultural District. Four of the 17 parcels are developed with residences and have less than the required acreage for the Agricultural District. S. Hadd discussed the importance of rezoning those four properties to provide some relief in terms of meeting setbacks. She commented that a rezoning to AMU (Agricultural Mixed Use) would provide relief as the Agricultural District has very large setbacks.

The Commission reviewed the zoning information provided to them by S. Hadd. It was noted that the Commission has not received any formal rezoning requests for any of the properties under review at this time. The Commission agreed that on October 6<sup>th</sup> they would hold a forum and invite the property owners of the large lots at Shipman Hill. On October 20<sup>th</sup> they would invite the property owners of the smaller lots.

### **3. Review of Draft Floodplain Regulations**

S. Hadd updated the Commission on the status of the Floodplain District Regulation revisions as required by FEMA. The Commission was provided with a draft copy of the revised Regulations dated September 11, 2009.

S. Hadd reviewed the required process with the Commission and noted that the documents needs to be updated and approved by March 2010 at which time new digital Flood Plain maps will be in place. It was noted that the majority of the changes are technical changes. S. Hadd noted that she will be providing a draft copy as well to the Development Review Board and requesting that they review and comment on the revised document.

The Commission reviewed the document and agreed that it is important for the Development Review Board to review as well.

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**4. Minutes of September 1, 2009**

A **motion** was made by P. Larrabee and **seconded** by P. Loranger to approve the minutes of September 1, 2009. The **motion passed** with a vote of 4 – 0.

**5. Review Future Agenda**

October 6<sup>th</sup> – Agricultural Mixed Use Forum, large lots  
October 20<sup>th</sup> – Agricultural Mixed Use Forum, small lots

**6. Packet Information**

The Commission reviewed the information that they received in their packets.

**ADJOURNMENT**

There being no further business to be brought before the Commission, a motion was made and seconded to adjourn the meeting. All members of the Commission present voted in favor of the motion and the meeting was adjourned at 8:35 p.m.

Minutes taken and respectfully submitted by Lisa Riddle.

Approved this 6th day of October 2009

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